

Encore Building

506 3rd Street
Des Moines, Iowa 50309
www.cbre.com/desmoines

Stunning 3rd floor office space is coming available in the Encore Building. Constructed in 1916, this 3-story brick building features “loft/creative” space design and was constructed to complement Des Moines’ early 20th century industry and commercial growth. Offering class, turn-of-the-century architecture with modern amenities and available on-site parking, the building is located in Downtown Des Moines and offers convenient access to I-235 via 3rd Street and 2nd Avenue. The property is walking distance from restaurants, hotels, and professional services.

Available Space

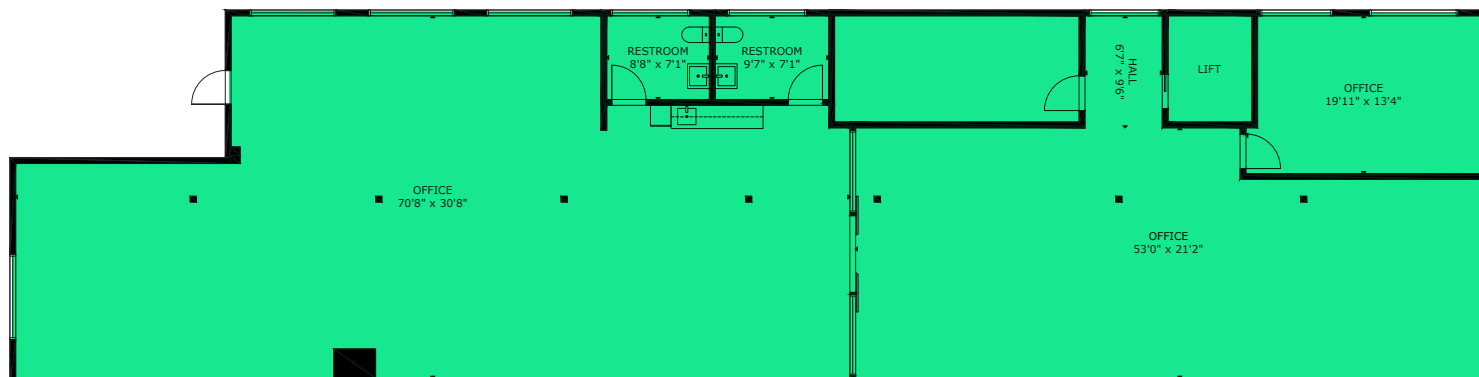
- + Suite 300: 4,836 SF
 - Lease Rate: \$12.00/SF
 - OPEX: \$6.78/SF, plus utilities and interior janitorial
 - Available: 1/1/2027

Building Features

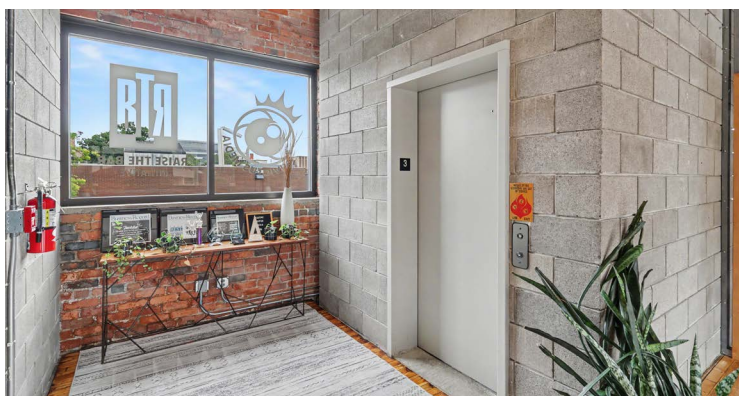
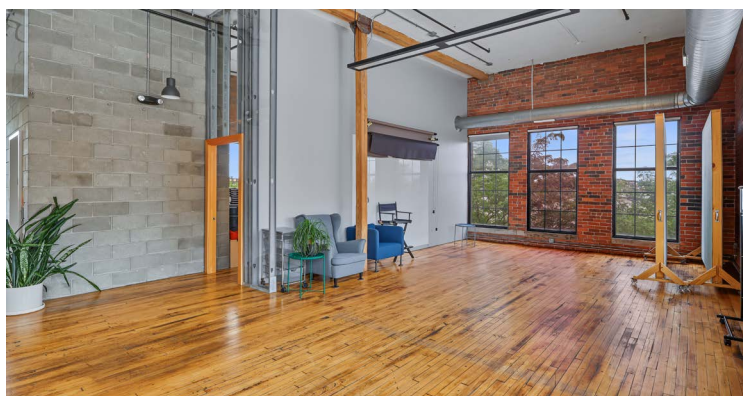
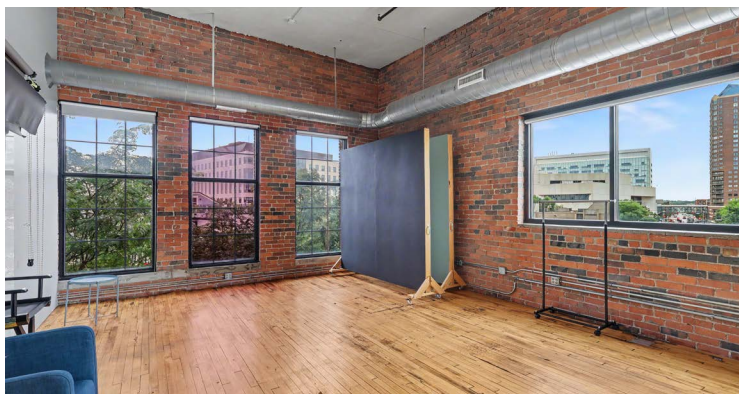
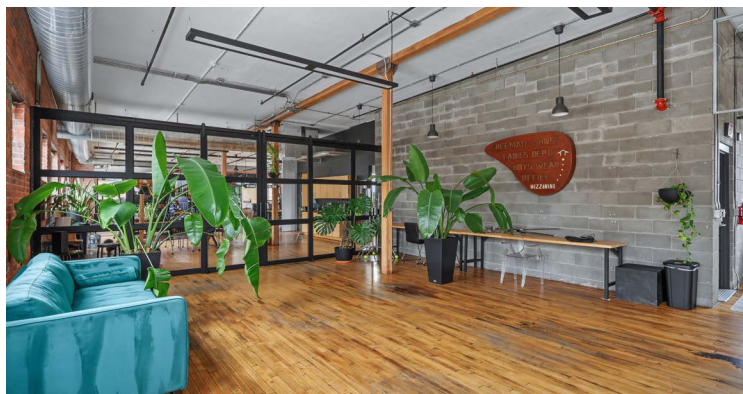
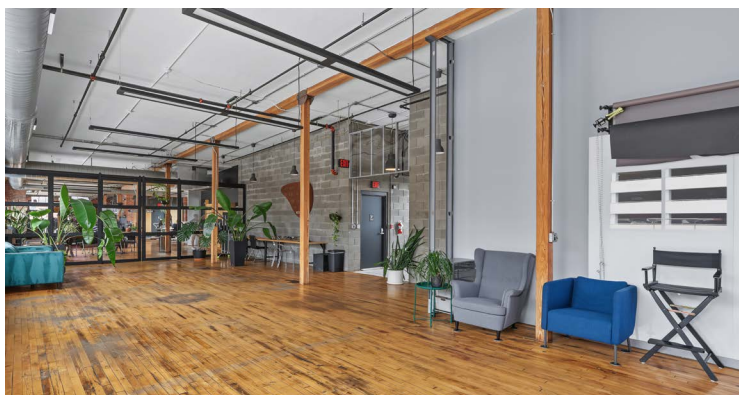
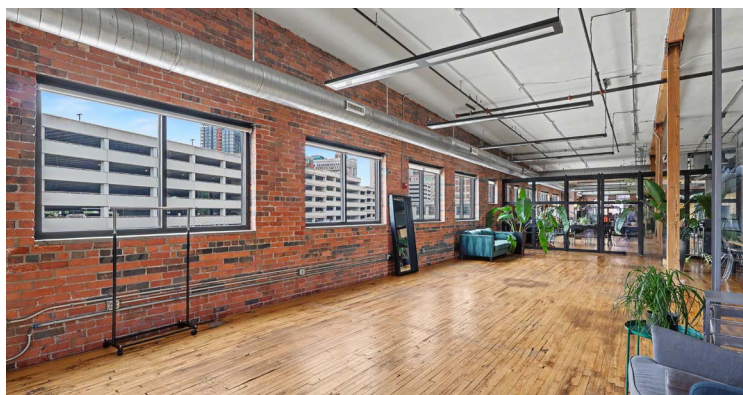
- + Outstanding 3rd floor views ideal for loft/creative office users
- + 3 story office building
- + 12’ ceilings
- + Onsite parking available
- + Located just south of Casey’s Center on 3rd Street
- + Easy access to I-235



Floor Plan



Interior Photos



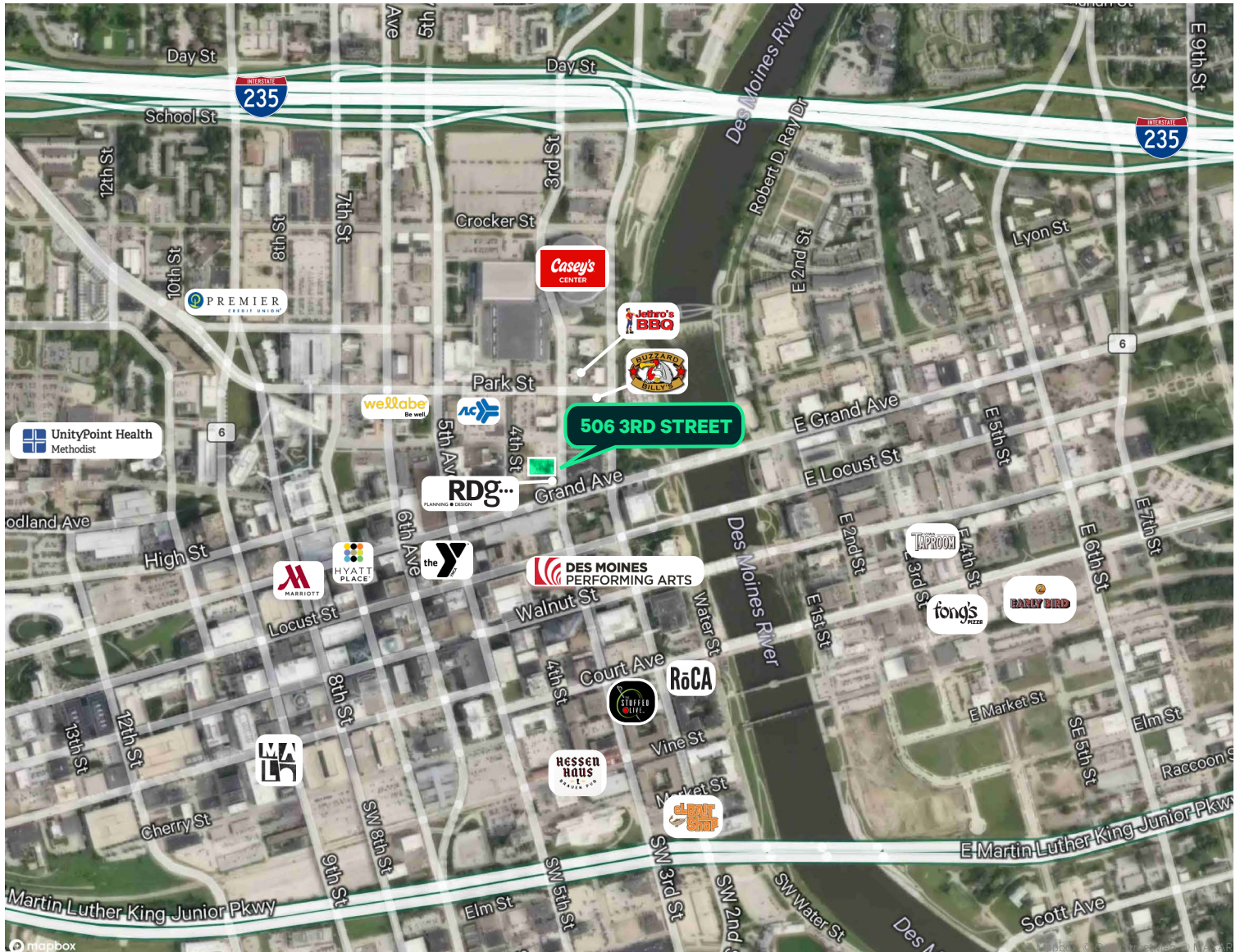
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506 3rd Street, Des Moines, Iowa 50309

For Lease

Aerial



Location



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